BOOK 10847 PG 30 56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **6th** day of **March, 1998** by and between

JACK TUCKER YATES ,

hereinafter referred to as Grantor, and

JENNIFER A. LAWSON, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

THIS CONVEYANCE IS MADE SUBJECT TO THE PROVISIONS OF THE TENNESSEE "HORIZONTAL PROPERTY ACT", AS THE SAME IS SET OUT IN SECTION 64-2701 ET SEQ. OF THE TENNESSEE CODE ANNOTATED, AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF; ALSO SUBJECT TO EASEMENTS, RIGHTS AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE0NE AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH OR UPON THE LAND EMBRACING THE REGIME AND BUILDING THEREOF; AND ALSO INCLUDING WITHOUT LIMITATIONS ALL CONDITIONS, COVENANTS, RESTRICTIONS, OPTIONS, BURDENS, ASSESSMENTS, AND OTHER UNDERTAKINGS CONTAINED IN THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF VILLAGER CONDOMINIUMS OF RECORD IN BOOK 5434, PAGE 665, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IS SUBJECT TO THE BYLAWS FOR THE ADMINISTRATION THEREOF, WHICH ARE APPENDED TO THE MASTER DEED AS EXHIBIT "C" THERETO OF RECORD IN BOOK 5434 PAGE 708 SAID REGISTER'S OFFICE, INCLUDING AMONG OTHER CONDITIONS AND REQUIREMENTS, ASSESSMENTS, LIENS, USE AND OCCUPANCY RESTRICTIONS AND OTHER UNDERTAKINGS ALL AS SET OUT AND PROVIDED IN SAID MASTER DEED AND EXHIBITS APPENDED THERETO REFERENCE TO WHICH IS HERE MADE.

BEING ALL THE SAME PROPERTY CONVEYED TO JACK TUCKER YATES BY DEED FROM ANDREW PROPERTIES INC., AND CHEROKEE PROPERTIES INC. OF RECORD IN BOOK 5444 PAGE 129 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jack Tucker Yates
JACK TUCKER YATES

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JACK TUCKER YATES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **6th** day of **March, 1998**.

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Robin R. Keller
Notary Public

Commission Expiration: _____

My Commission Expires NOV 25, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$47,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott B. Ferguson
Affiant

Subscribed and sworn to before me this **6th** day of **March, 1998.**

Robin R. Keller
Notary Public

Commission Expiration: _____

ROBIN R. KELLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 2000

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	JENNIFER A. LAWSON 2601 HILLSBORO PK #K-4 NASHVILLE, TN 37221	2601 HILLSBORO PK #K-4 NASHVILLE, TN 37221 MAP PARCEL NUMBER 117-03-0-B-172

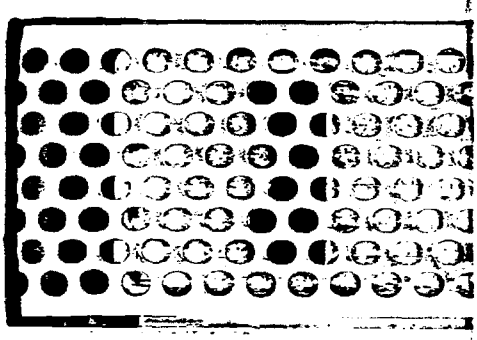
8531 03/20 0101 03CHECK 182.9

98 MAR 20 AM 10:29

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

041720

IDENTIF. & REFERENCE



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

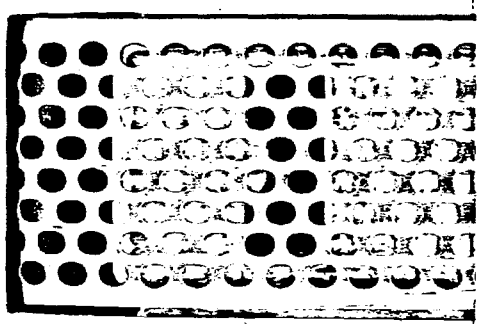
BOOK 10847 PG 32

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 8.00
TOTAL 182.90
CHECK 182.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8531



04 14720
IDENTIF. & REFERENCE
11 MAR 20 AM 10:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1268876